GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Public Servants – Registration and Stamps – Sri G.Venkateswarlu, Sub Registrar (Retired) – Fake Registration of Doct. No.3240/2020 of SRO, Repalle - Initiation of Departmental Proceedings against Sri G.Venkateswarlu, Sub Registrar, Repalle (now Retired) – Articles of Charges - Issued.

REVENUE (VIGILANCE-II) DEPARTMENT

G.O.Rt.No.805 Dated:28-09-2022
Read:-

G.O.Ms.No.655, Revenue (Vig.II) Department, Dated:28-09-2022.

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ORDER :

In pursuance of the sanction accorded by the Government under sub-clause (i) of clause (b) of sub-rule (2) of Rule 9 of the A.P. Revised Pension Rules, 1980 for instituting departmental proceedings against Sri G.Venkateswarlu, the then Sub Registrar, Repalle and now retired, vide G.O. read above, it is proposed to hold an enquiry against Sri G.Venkateswarlu, the then Sub Registrar, Repalle (now retired), in accordance with the procedure laid down in Rule 20 of Andhra Pradesh Civil Services (Classification, Control and Appeal) Rules, 1991.

2. The substance of the imputations of misconduct or misbehaviour in respect of which the inquiry is proposed to be held is set out in the enclosed Statement of Article of Charge (Annexure-I). A statement of imputations of misconduct or misbehaviour in support of each Article of Charge is enclosed (Annexure-II). A list of documents by which and a list of witnesses by whom the Article of Charge is proposed to be sustained are also enclosed (Annexure-III and IV).

3. Sri G.Venkateswarlu, the then Sub Registrar, Repalle and now retired is directed to submit his written statement of his defence, within ten days of the receipt of this Order.

4. Sri G.Venkateswarlu, Sub Registrar, Repalle and now retired is informed that an inquiry will be held only in respect of those Articles of Charge as are not admitted. He should, therefore, specifically admit or deny each Article of Charge.

5. Sri G.Venkateswarlu, the then Sub Registrar, Repalle and now retired is further informed that if he does not submit his written statement of defence on or before the date specified in para 3 above, further action will be processed based on the material available.

6. The receipt of this Order may be acknowledged.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

Dr.RAJAT BHARGAVA
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To
Sri G.Venkateswarlu, the then Sub Registrar, Repalle and now retired (Enclosed Annexures I to IV) through the Commissioner & Inspector General, Registration & Stamps, Andhra Pradesh, Vijayawada. (with a request to serve the order on the individual and send the served copy with dated signature to Government).
The Commissioner & Inspector General, Registration & Stamps, Andhra Pradesh, Eedupugallu, Vijayawada, Krishna District.
Copy to:
The Deputy Inspector General, Registration & Stamps, Guntur.
SF / SC

//FORWARDED:: BY ORDER//

SECTION OFFICER

ANNEXURE-I

STATEMENT OF ARTICLE OF CHARGE FRAMED AGAINST SRI G.VENKATESWARLU, RETIRED SUB REGISTRAR.

That Sri G.Venkateswarlu, Retired Sub Registrar, aged about 61 years. joined in Government service as Junior Assistant on 7.1190 in the O/o. A.P. Public Service Commission, Hyderabad. He transferred to the O/o. Commissioner and Inspector General of Registration and Stamps, A.P., Hyderabad and joined on 1.4.1996 as Junior Assistant. Later he was transferred to Guntur Registration District and joined on 11.6.1997 as Junior Assistant. Subsequently he was promoted as Senior Assistant and joined on 22.5.2008 at R.O. Tenali. He was promoted as Sub Registrar Grade-II and joined at S.R.O. Chirala on 31.10.2012. He was transferred to R.O. Gudur and joined on 8.10.2014 and later he was transferred to S.R.O Repalle and joined on 8.7.2019 and retired on superannuation on 28.2.2021. While functioning as Sub Registrar at S.R.O. Repalle during the period from 8.7.2019 to 28.2.2021, he committed grave misconduct in as much as:

ARTICLE OF CHARGE:

That Sri G.Venkateswarlu, Retired Sub Registrar, while he was working as Sub Registrar at S.R.O. Repalle during the period from 8.7.2019 to 28.2.2021, admitted the document in nature of settlement deed on 6.8.2020 for registration in respect of the property of 46 sq.yards situated in S.No.468 of Karlapalem village, Bapatla sub district under anywhere mode of registration, and kept the document pending as P225/2020 for grant approval of the original jurisdiction sub registrar i.e Sub Registrar, Bapatla as the property in the document is situated in the jurisdiction of S.R.O. Bapatla, and after grant approval by the original jurisdiction sub registrar, the document was registered as doct.No.3240/2020 at S.R.O. Repalle. The link document No.475/1975 mentioned in the above said registered document has no relevance to the schedule property, and as such he registered the document with sheer negligence without scrutinizing the link document, and due to registration the ownership of bonafide owners of the schedule property in earlier registered document vide doct.No.69/1993 had been adversely effected which gave rise adverse allegations against him by the parties. Thu he failed to maintain absolute integrity, devotion to duty, conduct unbecoming of a Government servant and thereby contravened and violated Rule (3) of A.P.C.S. (Conduct) Rules, 1964.

Thus Sri G.Venkateswarlu, Retired Sub Registrar, by his above mentioned acts, has exhibited lack of integrity, devotion to duty and conduct unbecoming of a Government servant and thereby violated Rule 3 of A.P.C.S (Conduct) Rules, 1964.

Dr.RAJAT BHARGAVA
SPECIAL CHIEF SECRETARY TO GOVERNMENT

//FORWARDED:: BY ORDER//

SECTION OFFICER

ANNEXURE-II

STATEMENT OF IMPUTATIONS OF MISCONDUCT OF MISBEHAVIOUR IN SUPPORT OF ARTICLE OF CHARGE FRAMED AGAINST SRI G.VENKATESWARLU, RETIRED SUB REGISTRAR.

That Sri G.Venkateswarlu, Retired Sub Registrar, aged about 61 years, joined in Government service as Junior Assistant on 7.11.90 in the O/o.A.P. Public Service Commission. Hyderabad. He transferred to the O/o.Commissioner and Inspector General of Registration and Stamps. A.P., Hyderabad and joined on 1.4.1996 as Junior Assistant. Later he was transferred to Guntur Registration District and joined on 11.6.1997 as Junior Assistant. Subsequently he was promoted as Senior Assistant and joined on 22.5.2008 at R.O. Tenali. He was promoted as Sub Registrar Grade-II and joined at S.R.O. Chirala on 31.10.2012. He was transferred to R.O. Gudur and joined on 8.10.2014 and later he was transferred to S.R.O Repalle and joined on 8.7.2019 and retired on superannuation on 28.2.2021. While functioning as Sub Registrar at S.R.O. Repalle during the period from 8.7.2019 to 28.2.2021, he committed grave misconduct in as much as by registering the doct.No.3240/2020 of S.R.O. Repalle.

The Commissioner and Inspector General of Registration and Stamps, A.P., Vijayawada vide memo No.X1/194/2021 Dt. 8.2.2021, while enclosing a copy of the petition of Smt Katuri Lakshmi W/o. late Katuri Adiseshu, directed to enquire into the contents of the complaint and submit a report in the matter in connection with the registration of the doct.No.3240/2020 at S.R.O. Repalle. After examining the contents in the petition, and remarks of the District Registrar, Tenali, the D.I.G. (R&S) Guntur submitted the report to the Commissioner and Inspector General of Registration and Stamps. A.P., Vijayawada vide lr.No.A3/15/2021 as follows:

The allegations in the complaint are that the complinant's husband purchased residential property vide registered doct.No.69/1993 in the year 1993 and her husband passed away in the year 2012 and she allowed her mother-in-law to reside in the property. Her relatives Katuri Naga Srinivasaao and his wife Katuri Lakshmi along with her mother-in-law Katuri Seetharavamma and Morla Nagalakshmi, who is a witnesses in the registered document colluded and approached Sri G.Venkateswarlu, Sub Registrar, Repalle and brought into fake registration of a gift deed registered at S.R.O. Repalle vide doct.No.3240/2020 as if the property was acquired through doct.No.475/1975 of S.R.O. Bapatla as a link document. She further stated that the property in link doct.No.475/1975 of S.R.O. Bapatla is not belong to Karlapalem village and the property is situated in Murukondapau village of Bapatla, and there is no relevance between doct.No.475/1975 and registered doct.No. 3240/2020 of S.R.O. Repalle. The survey number mentioned in the registered document is an agricultural land in Karlapalem, but it was shown as a residential land. Based on the registered document, the above said persons fled cases in Bapatla Civil court and trying to register police complaints in order to vacate them from their self acquired property. She further alleged though Sri G.Venkateswarlu, Sub Registrar, Repalle was requested to issue notices to both parties, but he did not even listening their points and helping the above said persons and though she fled RTI applications to Repalle S.R.O., but he was not ready to respond for their queries and he is not responding properly. The Sub Registrar, Repalle registered the property which is not within his jurisdiction which is 50 kms away and even without any link document. The Sub Registrar, Repalle did an irreparable injustice to their family by encouraging fake registration. Therefore she requested to enquire into the matter and take stringent action against the corrupted employee and requesting to cancel the doct.No. 3240/2020 of S.R.O. Repalle.

The District Registrar, Tenali submitted the remarks stating that for enquiry under Sec.83 of Registration Act. 1908, notices were issued to Smt Katuri Seetharavamma and her son Naga Srinivasarao. At the stage of the enquiry Smt Katuri Lakshmi and Katuri Venkata Siva Nagaraju gave an affidavit dt. 20.1.2021 to the effect that they withdrawn the allegations made against the Sub Registrar, Repalle and redress their grievance in the court of law.

That Sri Katuri Adiseshu, who is the husband of the complainant vide doct.No. 69/1993 of S.R.O. Bapatla, had got an extent of Ac.0.02 cents of vacant

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site situated in S.No.485/3 of Karlapalem village as per the decree of 1st Addl. Munsif Magistrate Court, Bapatla in O.S.No.50/93 and O.S.76/93. Therefore, Katuri Adiseshu is the absolute owner of the above said property. As per the contents of the petition addressed to the District Registrar, Tenali by the complainant it is found that Sri Katuri Adiseshu by constructing a tiled house and latrine on the southern side of the above said site allowed their parents to reside in the house. Sri Katuri Adiseshu died on 18.7.2012 intestate and his father Katuri Raghavulu was died on 13.8.2019. After death of Katuri Adiseshu, the complainant being the wife has become the owner of the property of an extent of Ac.0.02 cents of above along with her mother-in-law.

That a settlement deed executed on 6.8.2020 by Smt Katuri Seetharavamma and her son Katuri Naga Srinivasarao in favour of Smt Katuri Lakshmi W/o. Naga Srinivasarao, who is the wife of 2nd executing party and daughter-in-law of 1st executing party in respect of the property of 46 sq.yards situated in S.No.488 of Karlapalem village with nearest door No.6-10 was presented for registration before the Sub Registrar, Repalle under any where registration. As the property was located within the jurisdiction of Sub Registrar, Bapatla, the document was kept pending as P225/2020 on 6.8.2020 and sent the scanned document through on-line module for getting approval from the original Jurisdiction Sub Registrar. After approval of the same, the said pending document was registered as doct.No.3240/2020 of S.R.O. Repalle.

As per the recitals of the document, the 1st party's husband and 2nd party's father Sri Katuri Raghavulu by way of sale deed No.475/1975 of S.R.O. Bapatla is the absolute owner of the property and after death of him intestate, they being the legal heirs of him, became the absolute owners of the property and are in possession and enjoyment of the property.

The complainant has fled the information obtained from the Sub Registrar, Bapatla under RTI Act, 2005 along with the copy of doct.No.475/1975 of S.R.O. Bapatla. As per the recitals of the said document and information furnished by the Sub Registrar, Bapatla under RTI Act, 2005, it is found that it is a sale deed registered by Pisapti Durgamba and 6 others in favour of Sri Yerrakula Ranakamma in respect of the agricultural land of an extent of Ac.1.28 ½ cens situated in S.No.943 of Murukondapadu village. The property registered in the doct.No. 3240/2020 of S.R.O. Repalle is a vacant site of 46 sq.yards situated in S.No.488 of Karlapalem village, whereas the link document No.475/1975 mentioned in the document No. 3240/2020 of S.R.O. Repalle, is an agricultural land of an extent of Ac.1.28 ½ cents situated in S.No.943 of Murukondapadu village. As such the link document mentioned has no relevance to the property registered in the document.

In view of the above said observations, it is found Sri G.Venkateswarlu, Sub Registrar, Repalle registered the doct.No.3240/2020 of S.R.O. Repalle without verifying the link doct.No.475/1975 of S.R.O. Bapatla. As such the allegations of the complainant that the Sub Registrar, Repalle without verifying the link document had registered the document, and the link document mentioned in the registered document has no relevance to the schedule property are sustained. However as per the report of the District Registrar, Tenali and enclosures appended to the said report, the complainant Smt. Katuri Lakshmi and Sri Katuri Venkata Nagaraju have given an solemnization affidavit on 19.1.2021 to the District Registrar, Tenali stating that they have with drawn all the allegations made against Sri G.Venkateswarlu, Sub Registrar, Repalle, and in respect of the dispute in property and they will redress their grievance in the court of law or by mutual consent among them.

Thus Sri G.Venkateswarlu, Reitred Sub Registrar, by his above mentioned acts, has rendered himself liable for disciplinary action for major penalty.

Hence the charge.

Dr.RAJAT BHARGAVA
SPECIAL CHIEF SECRETARY TO GOVERNMENT

//FORWARDED:: BY ORDER//

SECTION OFFICER

ANNEXURE-III

LIST OF DOCUMENTS BY WHICH THE ARTICLES OF CHARGE FRAMED AGAINST SRI G.VENKATESWARLU, RETIRED SUB REGISTRAR ARE PROPOSED TO BE SUSTAINED.

1. Doct.No.3240/2020 of S.R.O. Repalle.
2. Doct.No.475/1975 of S.R.O. Bapatla.
3. Doct.No.69/1993 of S.R.O. Bapatla.
4. Complaints made by Katuri Lakshmi to the District Collector, Guntur on 19.12.2020 and 31.12.2020.
5. D.R.Tenali Lr.No.G1/09/2021, Dt.6.4.2021.
6. D.I.G. (R&S) Guntur, Lr.No.A3/15/2021, Dt.22.2.2022.

Dr.RAJAT BHARGAVA
SPECIAL CHIEF SECRETARY TO GOVERNMENT

//FORWARDED:: BY ORDER//

SECTION OFFICER

ANNEXURE-IV

LIST OF WITNESSES BY WHOM THE ARTICLES OF CHARGE FRAMED AGAINST SRI G.VENKATESWARLU, RETIRED SUB REGISTRAR ARE PROPOSED TO BE SUSTAINED.

1. Smt. Katuri Lakshmi, W/o.Adiseshu, R/o.Karlapalem mandal, Bapatla District.
2. Smt. Katuri Seetharavamma, W/o. Raghavulu, R/o.D.No.7-497, Karlapalem, Bapatla District.
3. Sri Katuri Naga Srinivasarao, S/o.Raghavulu, R/o. -do-
4. Smt. Katuri Lakshmi W/o.Naga Srinivasarao, R/o. -do-
5. Smt. G.Lakshmi, formerly District Registrar, Tenali and presently D.R. Bapatla.

Dr.RAJAT BHARGAVA
SPECIAL CHIEF SECRETARY TO GOVERNMENT

//FORWARDED:: BY ORDER//

SECTION OFFICER